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3 bedroom house for sale

Country House For Sale



**Price:** €299,000

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Laurens Languedoc-Roussillon

This wonderful old winemakers house dating from around 1800 is now completely refurbished to give a bright and spacious three bedroom, two bathroom home with a private courtyard pool (heated) and large garden plus a huge garage.

There is also further potential for another two bedrooms and bathrooms or a huge master suite with roof terrace.

With a total living area of 150m<sup>2</sup> this is a very large three bedroom house. There are two big living areas, the kitchen with a huge dining table and small sitting area and the sitting room, both with large windows overlooking the garden. The sitting room leads via double doors to the terrace that runs along the front of the house.

The kitchen has an insert wood burning stove. There are also electric radiators.

There is great separation of spaces with the master bedroom and bathroom sitting behind the living area with a private access to the pool terrace and a further two bedrooms with a shared bathroom leading from the entry hall.

There is also a smaller study area leading off the sitting room.

Laurens is a great village with all the necessary shops - 2 bakeries, a pharmacy, a restaurant, takeaway, bar, butcher's and several wineries.

The pool courtyard sits to the side of the house and is a lovely private area with mature trees for shade. The pool is recently installed and is heated.

The main garden has a shaded dining area and lovely mature trees but in general is easy care with gravel surfacing. The garden sits above the other surrounding houses giving a lovely open aspect even though it is

near the centre of the village.

Steps up to the front terrace

Terrace 12m x 1.3m

Entry hall leads to

Bedroom 3 4m x 3.5m

Bedroom 2 - 4.2m x 3.5m

Bathroom with shower over bath - 3.3m x 2.2m

Door from hallway through to the living area

Sitting room 6.8m x 4.8m

Study - 3.4m x 2.2m

Kitchen / dining 7m x 5.1m

Utility room 2.7m x 1.9m with door to the pool courtyard

Bedroom 1 4.6m x 3.8m

Ensuite shower room 2.1m x 2.2m

Attic 90m<sup>2</sup>. The present owners had permission to create a master bedroom, ensuite bathroom and roof terrace but decided three bedrooms were enough for their needs.

Garage 140m<sup>2</sup> - plenty of space for a workshop and several cars.

Pool courtyard 150m<sup>2</sup>

Pool 7.5m x 3.5m

Front garden 490m<sup>2</sup>

Agency commission included in the advertised price and payable by the sellers.

